



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

GAIL FARBER, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

April 20, 2010

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

#30 APRIL 20, 2010

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

Dear Supervisors:

**QUITCLAIM OF STORM DRAIN EASEMENTS
PRIVATE DRAIN NO. 2472, PARCELS 1EX.1, 1EX.2, 1EX.3, AND 1EX.4,
IN THE UNINCORPORATED COUNTY AREA OF FAIR OAKS RANCH
(SUPERVISORIAL DISTRICT 5)
(3 VOTES)**

SUBJECT

This action is to approve the Quitclaim of Easements associated with Private Drain No. 2472, in the unincorporated County area of Fair Oaks Ranch, as shown in Exhibit A, from the Los Angeles County Flood Control District to the underlying fee owners, GMS Golden Valley Ranch, LLC, a Delaware limited liability company, and Fair Oaks Ranch Neighborhood Homeowners Association, a California nonprofit corporation.

IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:

1. Find this Quitclaim of Easements to be categorically exempt from the provisions of the California Environmental Quality Act.
2. Find that the Los Angeles County Flood Control District's easements for Private Drain No. 2472, Parcels 1EX.1, 1EX.2, 1EX.3, and 1EX.4, are no longer required for the purposes of the District.
3. Authorize the Quitclaim of Easements to the underlying fee owner, GMS Golden Valley Ranch, LLC, in connection with Parcel 1EX.1.
4. Authorize the Quitclaim of Easements to the underlying fee owner, Fair Oaks Ranch

Neighborhood Homeowners Association, in connection with Parcels 1EX.2, 1EX.3, and 1EX.4.

5. Instruct the Chair of the Board of Supervisors to execute the Quitclaim of Easements documents and authorize delivery to the grantee.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to provide for the quitclaim of the excess easements back to the underlying property owners. The easements that were dedicated to the Los Angeles County Flood Control District, as described in Exhibit A, are no longer required.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Community and Municipal Services (Goal 3) by providing for the quitclaim of the excess easements back to the underlying property owners, which is beneficial to both the County of Los Angeles (County) and the underlying property owners.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund by quitclaiming the excess easements back to the underlying property owners.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The easements were originally obtained in connection with a storm drain project, Private Drain No. 2472. Since the easements were granted, the plans for Private Drain No. 2472 have been revised to reduce the basin size due to a change in on-site grading. The original easements are now in excess.

Plans for Private Drain No. 2472 were reviewed by the Department of Public Works. The Quitclaim of Easements documents have been approved as to form by County Counsel.

ENVIRONMENTAL DOCUMENTATION

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA). This Quitclaim of Easements is within the class of projects that have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Sections 15305 and 15312 of the CEQA Guidelines and Classes 5 and 12 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Since the easements are now excess and no longer required, their quitclaim will not have an adverse impact on current services or projects.

CONCLUSION

The Honorable Board of Supervisors

4/20/2010

Page 3

Please return one adopted copy of this letter and the executed originals of the Quitclaim of Easements documents to the Department of Public Works, Land Development Division. Retain the duplicate copies for your records.

Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER

Director

GF:DH:tb

Enclosures

c: Chief Executive Office (Lari Sheehan)
County Counsel
Executive Office

ORIGINAL
RECORDING REQUESTED BY
AND MAIL TO:

GMS Golden Valley Ranch, LLC
c/o Terramar Retail Centers
5973 Avenida Encinas, Suite 300
Carlsbad, California 92008-4479
Attention Mr. Michael Strahs

DOCUMENTARY TRANSFER TAX IS \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
By _____

Space Above This Line Reserved for Recorder's Use

Assessor's Identification Number:
2841-062-011 (Portion)

QUITCLAIM OF EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to GMS GOLDEN VALLEY RANCH, LLC, a Delaware limited liability company, all its right, title, and interest in and to that certain easement for flood control purposes, acquired by Easement document recorded June 9, 2005, as Document No. 05-1351711, of Official Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, insofar and only insofar as said easement exists on the real property in the unincorporated territory of the County of Los Angeles, State of California, described in Exhibit A and shown on and delineated on Exhibit B, both attached hereto and by this reference made a part hereof.

Dated April 20, 2010



(LACFCD-SEAL)

ATTEST:

SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By [Signature]
Deputy

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By [Signature]
Chair, Board of Supervisors of the Los Angeles County
Flood Control District

File with: TRANSFER DRAINS
Private Drain No. 2472 1EX.1
I.M. 249-137
S.D. 5 LSDESMT

DB:bw

P:\CONF\QCDTRANSFERDRAINS\PD2472 1EX.1.DOC 21110

NOTE: Acknowledgment form on reverse side.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring the Chair's signature.

The undersigned hereby certifies that on this 20th day of April, 2010, the facsimile signature of GLORIA MOLINA, Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By [Signature]
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM

ANDREA SHERIDAN ORDIN
County Counsel

By [Signature]
Deputy

APPROVED as to title and execution,

_____, 20____.

DEPARTMENT OF PUBLIC WORKS
Survey/Mapping & Property Management Division

Supervising Title Examiner

By _____

EXHIBIT "A"

FILE WITH: TRANSFER DRAINS
PRIVATE DRAIN NO. 2472 1EX.1
A.I.N. 2841-062-011
T.G. 4551 (H6)
I.M. 249-137
FIFTH DISTRICT

LEGAL DESCRIPTION (QUITCLAIM OF EASEMENT)

PARCEL 1EX.1:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 15 WEST, SAN BERNARDINO MERIDIAN DESCRIBED IN EASEMENT DEED TO PARDEE CONSTRUCTION COMPANY RECORDED MARCH 3, 2000 AS DOCUMENT NO. 00-0328017, AND ACQUIRED BY THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR FLOOD CONTROL PURPOSES BY DOCUMENT RECORDED JUNE 9, 2005 AS DOCUMENT NO. 05-1351711, BOTH OF OFFICIAL RECORDS, IN THE OFFICE OF THE RECORDER OF THE COUNTY OF LOS ANGELES.




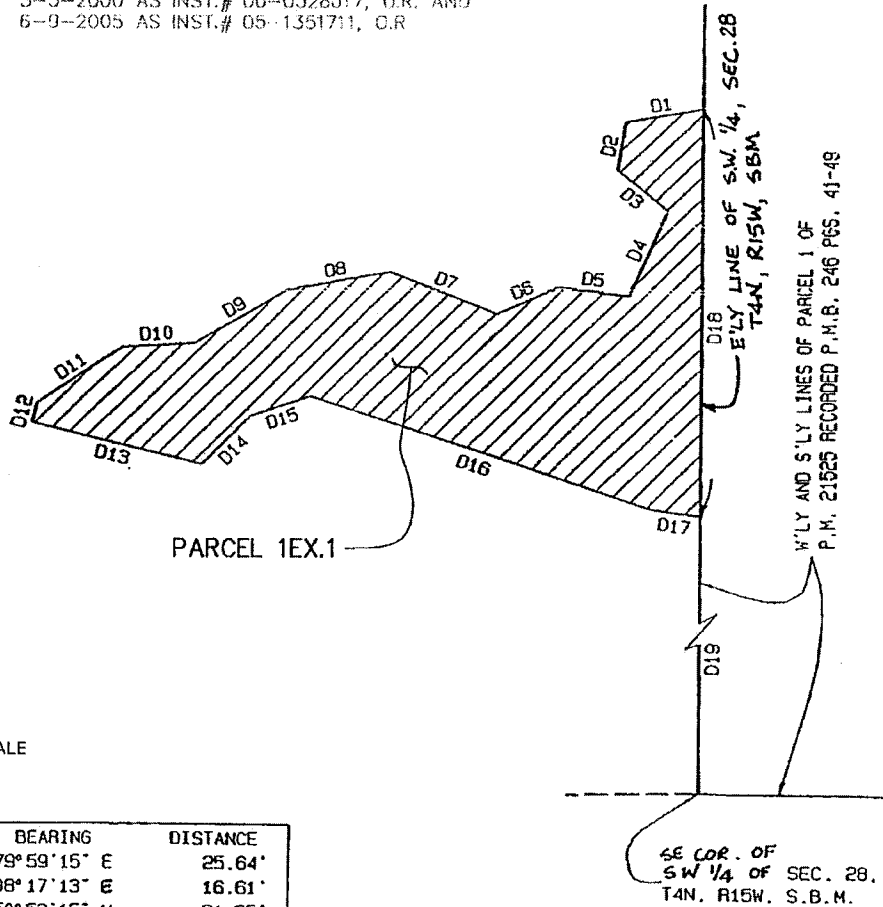
Jeff W. Nolan
10-26-09

EXHIBIT "B"

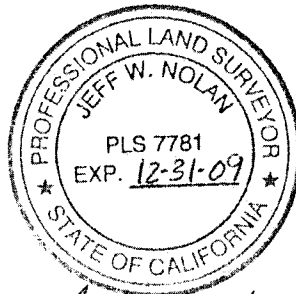
PAGE 1 OF 1

PD 2472

 EASEMENT OF LOS ANGELES COUNTY FLOOD CONTROL DISTRICT PER DOCUMENTS RECORDED 3-3-2000 AS INST.# 00-0328017, O.R. AND 6-9-2005 AS INST.# 05-1351711, O.R.



D NO.	BEARING	DISTANCE
1	N 79°59'15" E	25.64'
2	N 08°17'13" E	16.61'
3	N 50°52'15" W	21.25'
4	N 23°50'21" E	30.89'
5	S 83°20'11" E	22.80'
6	N 66°28'13" E	22.34'
7	S 68°44'01" E	37.20'
8	N 80°13'18" E	34.36'
9	N 59°34'00" E	35.52'
10	N 86°30'55" E	23.27'
11	N 55°33'16" E	32.56'
12	N 13°16'21" E	6.46'
13	N 75°58'05" W	58.11'
14	S 44°23'14" W	22.25'
15	S 71°55'10" W	21.44'
16	N 72°05'29" W	117.67'
17	N 83°29'12" W	15.81'
18	N 00°14'39" E	134.33'
19	N 00°14'39" E	751.38'



Jeff W. Nolan
12-9-09

ORIGINAL

RECORDING REQUESTED BY
AND MAIL TO:

Fair Oaks Ranch Neighborhood
Homeowners Association
195 North Euclid Avenue
Upland, CA. 91786
Attention Max Hobbs

Space Above This Line Reserved for Recorder's Use

DOCUMENTARY TRANSFER TAX IS \$
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale

Assessor's Identification Number:
2841-042-052 (Portions)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
By _____

QUITCLAIM OF EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to FAIR OAKS RANCH NEIGHBORHOOD HOMEOWNERS ASSOCIATION, a California nonprofit corporation, all its right, title, and interest in and to that certain easement for flood control purposes, as shown on and dedicated on the map of Tract No. 47200-05, filed on July 6, 2000, in Book 1249, pages 44 to 54, inclusive, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, insofar and only insofar as said easement exists on the real property in the unincorporated territory of the County of Los Angeles, State of California, described in Exhibit A and shown on and delineated on Exhibit B, both attached hereto and by this reference made a part hereof.

Dated April 20, 2010



(LACFCD-SEAL)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By Gloria Molina

Chair, Board of Supervisors of the Los Angeles County
Flood Control District

ATTEST:

SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

File with: TRANSFER DRAINS
Private Drain No. 2472 1EX.2
Includes Parcels 1EX.3 and 1EX.4
I.M. 249-137
S.D. 5 LSDESMT

DB:bw

P:CONF:QCDTRANSFERDRAINS PD 2472 1EX.2.DOC 21110

By [Signature]
Deputy

NOTE: Acknowledgment form on reverse side.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring the Chair's signature.

The undersigned hereby certifies that on this 20th day of April, 2010, the facsimile signature of GLORIA MOLINA, Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____

Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM

ANDREA SHERIDAN ORDIN
County Counsel

By _____

Deputy

APPROVED as to title and execution,

_____, 20____.

DEPARTMENT OF PUBLIC WORKS
Survey/Mapping & Property Management Division

Supervising Title Examiner

By _____

EXHIBIT "A"

FILE WITH: TRANSFER DRAINS
PRIVATE DRAIN NO. 2472 1EX.2
INCLUDES: PARCEL NOS. 1EX.3 AND 1EX.4
A.I.N. 2841-042-052
T.G. 4551 (H6)
I.M. 249-137
FIFTH DISTRICT

LEGAL DESCRIPTION (QUITCLAIM OF EASEMENTS)

PARCEL 1EX.2:

THAT PORTION OF LOT 74 OF TRACT NO. 47200-05 IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PER MAP FILED IN BOOK 1249 PAGES 44 TO 54, INCLUSIVE, OF MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS NORTH 52°18'17" WEST 103.65 FEET IN THE NORTHEASTERLY LINE OF THAT EASEMENT OF LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR FLOOD CONTROL PURPOSES AS SHOWN ON AND DEDICATED BY SAID MAP OF TRACT NO. 47200-05; THENCE

1. ALONG SAID NORTHEASTERLY LINE SOUTH 52°18'17" EAST 103.65 FEET TO THE SOUTHEASTERLY TERMINUS THEREOF; THENCE
2. LEAVING SAID NORTHEASTERLY LINE SOUTH 89°45'21" WEST 81.74 FEET TO THE BOUNDARY OF SAID TRACT NO. 47200-05; THENCE
3. ALONG SAID BOUNDARY NORTH 00°14'39" WEST 63.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 2604 SQUARE FEET, MORE OR LESS.

PARCEL 1EX.3:

THAT PORTION OF LOT 74 OF TRACT NO. 47200-05 IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PER MAP FILED IN BOOK 1249 PAGES 44 TO 54, INCLUSIVE, OF MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS NORTH 30°50'13" EAST 41.06 FEET IN THE NORTHWESTERLY LINE OF THAT EASEMENT OF LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR FLOOD CONTROL PURPOSES AS SHOWN ON AND DEDICATED BY SAID MAP OF TRACT NO. 47200-05; THENCE

1. ALONG SAID NORTHWESTERLY LINE SOUTH 30°50'13" WEST 41.06 FEET TO AN ANGLE POINT THEREIN; THENCE
2. CONTINUING ALONG SAID NORTHWESTERLY LINE SOUTH 15°50'24" WEST 40.90 FEET TO AN ANGLE POINT THEREIN; THENCE

3. ALONG THE SOUTHWESTERLY LINE OF SAID EASEMENT OF LOS ANGELES COUNTY FLOOD CONTROL DISTRICT SOUTH $54^{\circ}29'30''$ EAST 19.17 FEET TO AN ANGLE POINT THEREIN; THENCE
4. ALONG THE SOUTHEASTERLY LINE OF SAID EASEMENT OF LOS ANGELES COUNTY FLOOD CONTROL DISTRICT NORTH $32^{\circ}27'52''$ EAST 22.81 FEET TO AN ANGLE POINT THEREIN; THENCE
5. LEAVING SAID SOUTHEASTERLY LINE NORTH $03^{\circ}45'16''$ EAST 66.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 1344 SQUARE FEET, MORE OR LESS.

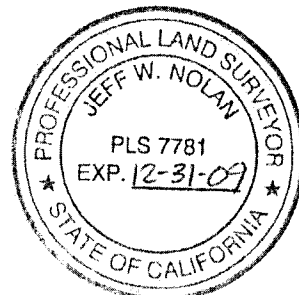
PARCEL 1EX.4:

THAT PORTION OF LOT 74 OF TRACT NO. 47200-05 IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PER MAP FILED IN BOOK 1249 PAGES 44 TO 54, INCLUSIVE, OF MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS NORTH $11^{\circ}47'21''$ EAST 159.23 FEET IN THE EASTERLY LINE OF THAT EASEMENT OF LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR FLOOD CONTROL PURPOSES AS SHOWN ON AND DEDICATED BY SAID MAP OF TRACT NO. 47200-05; THENCE

1. ALONG THE BOUNDARY OF SAID EASEMENT OF LOS ANGELES COUNTY FLOOD CONTROL DISTRICT THE FOLLOWING 12 COURSES: SOUTH $11^{\circ}47'21''$ WEST 159.23 FEET; THENCE
2. SOUTH $21^{\circ}47'58''$ WEST 102.14 FEET; THENCE
3. SOUTH $15^{\circ}42'18''$ WEST 90.44 FEET; THENCE
4. SOUTH $15^{\circ}11'33''$ WEST 105.18 FEET; THENCE
5. NORTH $84^{\circ}24'57''$ WEST 7.35 FEET; THENCE
6. NORTH $25^{\circ}55'47''$ WEST 34.51 FEET; THENCE
7. SOUTH $79^{\circ}55'22''$ WEST 62.08 FEET; THENCE
8. NORTH $00^{\circ}14'39''$ WEST 25.07 FEET; THENCE
9. NORTH $58^{\circ}11'39''$ EAST 67.88 FEET; THENCE
10. NORTH $08^{\circ}58'36''$ WEST 155.30 FEET; THENCE
11. NORTH $23^{\circ}42'57''$ EAST 111.44 FEET; THENCE
12. NORTH $56^{\circ}46'55''$ EAST 23.37 FEET; THENCE
13. LEAVING THE BOUNDARY OF SAID EASEMENT OF LOS ANGELES COUNTY FLOOD CONTROL DISTRICT SOUTH $07^{\circ}41'37''$ WEST 46.89 FEET; THENCE
14. SOUTH $76^{\circ}14'42''$ EAST 28.77 FEET; THENCE
15. NORTH $31^{\circ}16'58''$ EAST 166.88 FEET TO THE POINT OF BEGINNING.

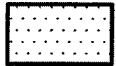
CONTAINING 30,091 SQUARE FEET, MORE OR LESS.



Jeff W. Nolan
12-9-09

EXHIBIT "B"

PAGE 1 OF 1



QUITCLAIM OF EASEMENT

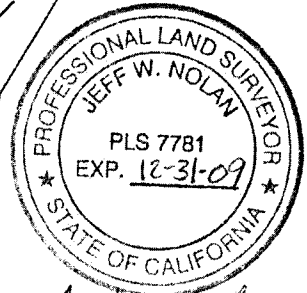
PD 2472

LACFCD

EASEMENT OF LOS ANGELES COUNTY FLOOD
CONTROL DISTRICT FOR FLOOD CONTROL PURPOSES
PER TRACT NO. 47200-05 M.B. 1249-44-54

SW 1/4 SECTION 28
T4N, R15W, S.B.M.

NIGHTINGALE
COURT



Jeff W. Nolan
12-9-09

OWL
COURT

P.O.B.
PARCEL 1EX.4



Scale: 1"=100'
Date: 12-9-09
W.O. 5102-051

SHANNON
RIDGE
PLACE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S52°18'17"E	103.65'
L2	S89°45'21"W	81.74'
L3	N00°14'39"W	63.72'
L4	S30°50'13"W	41.06'
L5	S15°50'24"W	40.90'
L6	S54°29'30"E	19.17'
L7	N32°27'52"E	22.81'
L8	N03°45'16"E	66.63'
L9	S11°47'21"W	159.23'
L10	S21°47'58"W	102.14'
L11	S15°42'18"W	90.44'
L12	S15°11'33"W	105.18'
L13	N84°24'57"W	7.35'
L14	N25°55'47"W	34.51'
L15	S79°55'22"W	62.08'
L16	N00°14'39"W	25.07'
L17	N58°11'39"E	67.88'
L18	N08°58'36"W	155.30'
L19	N23°42'57"E	111.44'
L20	N56°46'55"E	23.37'
L21	S07°41'37"W	46.89'
L22	S76°14'42"E	28.77'
L23	N31°16'58"E	166.88'

